

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0185.0A**COMMISSION DATE:** June 23, 2020**SUBDIVISION NAME:** Armadillo Parks resubdivision**ADDRESS:** 901 and 906 Armadillo Road**APPLICANT:** David Cox (Verde Ville, LLC)**AGENT:** George Gonzalez (Genesis 1 Engineering Co.)**ZONING:** SF-3-NP (single family residence)**NEIGHBORHOOD PLAN:** Garrison Creek**AREA:** 0.703 acre (30,642 sf)**LOTS:** 5**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Armadillo Road, Cooper Lane and Antelope Circle.**VARIANCES:** none

**DEPARTMENT COMMENTS:** The request is for the approval of Armadillo Parks, a resubdivision of Lots 1 and 2, Big White Cloud Subdivision, comprised of 5 lots on 0.703 acre (30,642 sf). On February 11, 2020, this plat was disapproved for reasons, and the applicant has submitted an update to address those reasons.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

**STAFF RECOMMENDATION:**

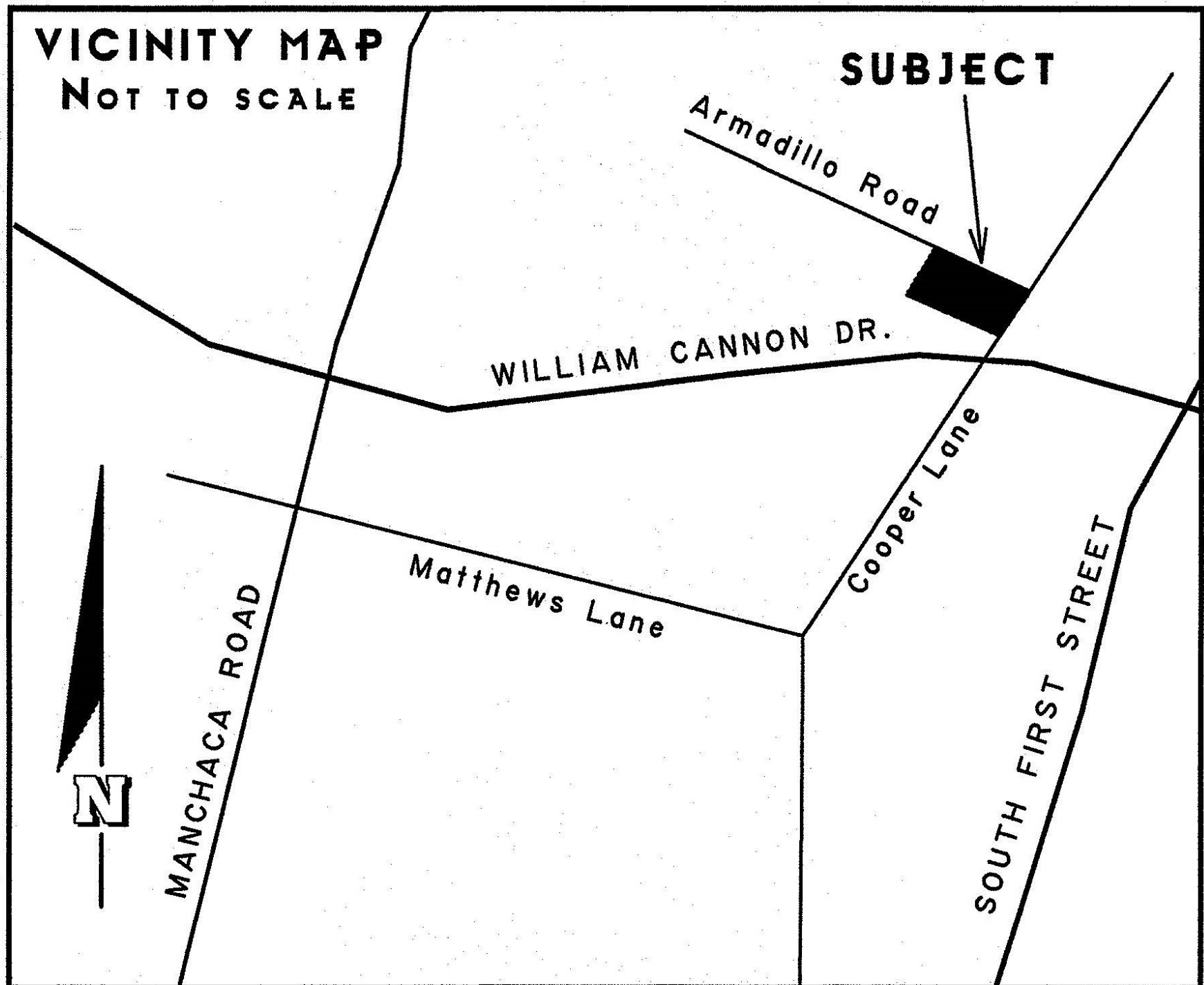
Staff recommends disapproval of the plat for the reasons listed in the comment report dated June 19, 2020, and attached as Exhibit C.

**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated June 19, 2020





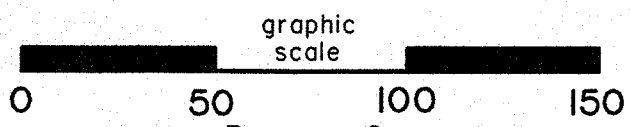
# ARMADILLO PARKS

## A RESUBDIVISION OF LOTS 1 AND 2 BIG WHITE CLOUD

Preparation Date: August 7, 2019

Application Submittal Date: January 13, 2020

SCALE: 1" = 50'



### Legend

- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Set with plastic cap  
Imprinted with "Holt Carson, Inc."
- ⊙ Chiseled X in Concrete
- (Record Bearing and Distance)
- proposed Concrete Sidewalk
- WWE = Wastewater Easement
- ETE = Electric and Telecommunications Easement

### LOT SUMMARY

Total Number of Lots = 5

Lot 1A = 6,636 Square Feet

Lot 1B = 6,041 Square Feet

Lot 2A = 6,041 Square Feet

Lot 2B = 6,042 Square Feet

Lot 2C = 5,882 Square Feet

Total Area = 30,642 Square Feet = 0.703 Acre

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

That, Verde Ville, LLC, owner of all of Lot 1 and Lot 2, Big White Cloud, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 7 Page 9 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 2019068773 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 1 and Lot 2 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## ARMADILLO PARKS

### A RESUBDIVISION OF LOTS 1 AND 2 BIG WHITE CLOUD

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

David M. Cox Registered Agent for  
Verde Ville, LLC  
1727 Ben Crenshaw Way  
Austin, Texas 78746

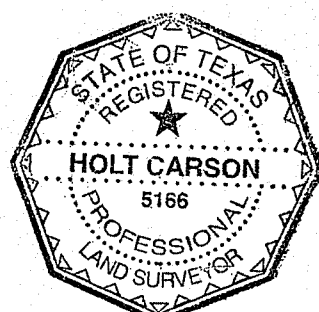
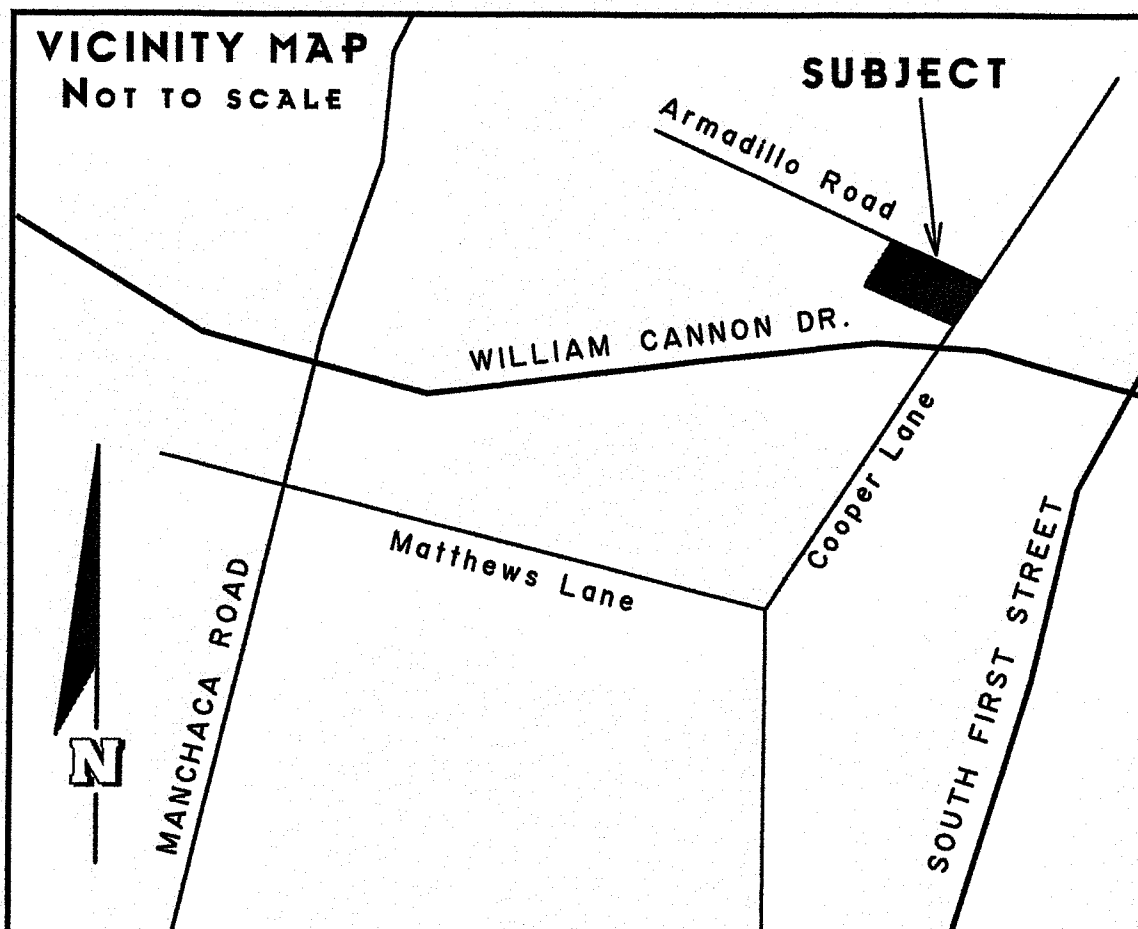
THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, did personally appear David M. Cox, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

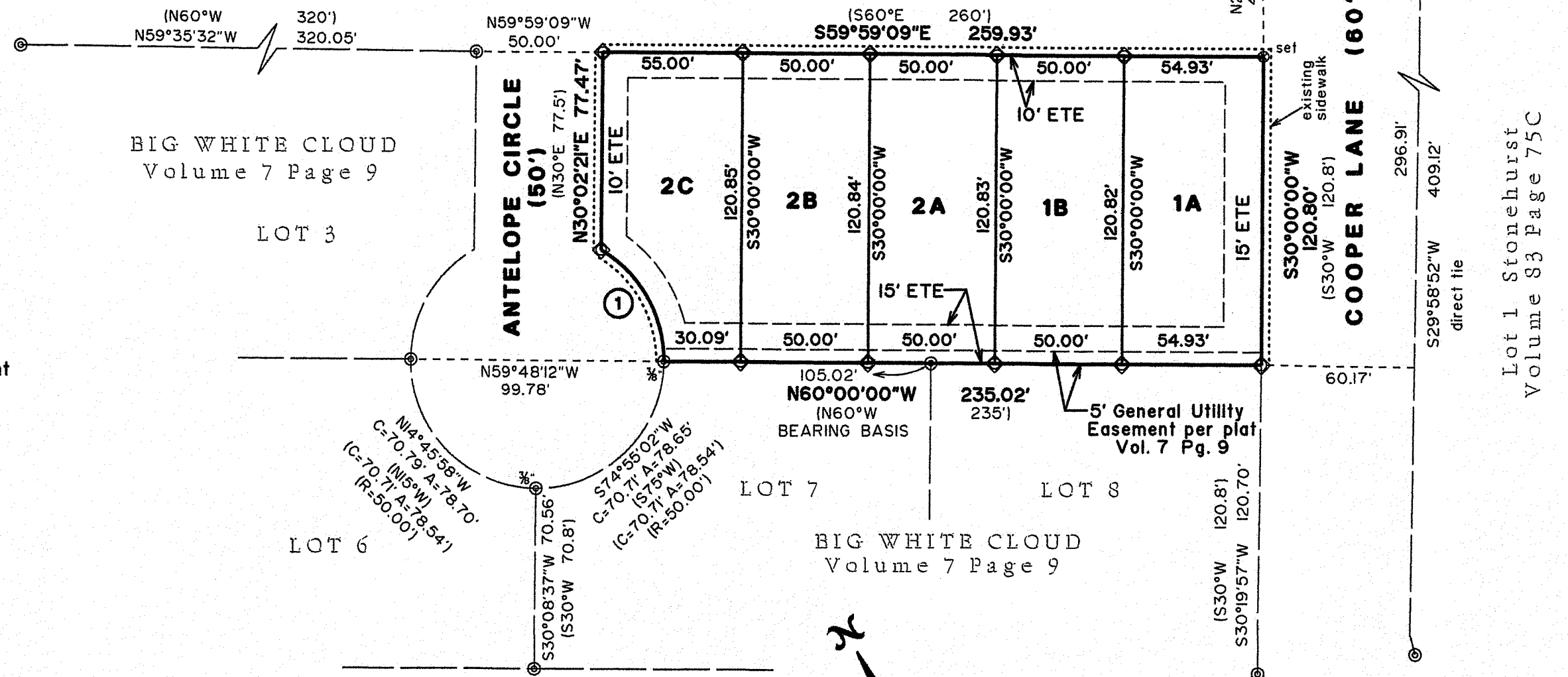
NOTARY PUBLIC \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_



City of Austin  
(2.42 Acres)  
Warranty Deed  
Volume 10303 Page 785



### CURVE DATA

①  
N00°05'21"E  
C=50.06' (North)  
A=52.43' (C=50.00' A=50.36')  
R=50.00' (R=50.00')

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ACCEPTED AND AUTHORIZED for record by the Land Use Commission of the City of Austin, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Chair

Secretary

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Steve Hopkins, for  
Denise Lucas, Director  
Development Services Department

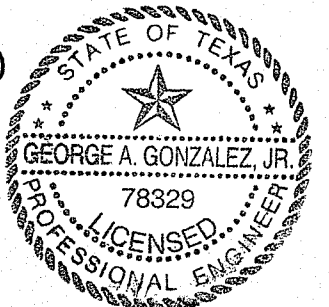
THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act. This plat complies with Title 25, Land Development Code.

No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone X) according to the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 8, 2006.

George Gonzalez P.E. 78329  
Genesis 1 Engineering Company  
6104 South 1st Street Suite 105  
Austin, Texas 78745  
(512) 899-2246

Date



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

Date



**ARMADILLO PARKS**  
**A RESUBDIVISION OF LOTS 1 AND 2**  
**BIG WHITE CLOUD**

*Preparation Date: August 7, 2019*  
*Application Submittal Date: January 13, 2020*

**NOTES:**

- 1.No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- 2.The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
- 3.Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
- 4.No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
- 5.All drainage easements on private property shall be maintained by the property owner or his assigns.
- 6.Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7.The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- 8.Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
- 9.All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
- 10.Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
- 11.The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
- 12.The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- 13.This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated \_\_\_\_\_ 2020, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Document No. \_\_\_\_\_ in the Official Public Records of Travis County, Texas.
- 14.The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
- 15.No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 26, 2008.
- 16.Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
- 17.Lot 1A, Lot 1B, Lot 2A, Lot 2B and Lot 2C of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
- 18.The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- 19.All restrictions and notes from the previous subdivision, Big White Cloud according to the map or plat of record in Volume 7 Page 9 of the Travis County Plat Records, shall apply to this resubdivision plat.
- 20.Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Cooper Lane, Armadillo Road and Antelope Circle. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
- 21.Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
- 22.No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin.
- 23.A fee-in-lieu of parkland dedication and park development has been paid for 10 dwelling units.

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_.M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_.M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_  
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, A.D.  
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8-2019-0185.0A  
UPDATE: U1  
CASE MANAGER: Steve Hopkins      PHONE #: 512-974-3175

PROJECT NAME: Armadillo Parks - Resubdivision  
LOCATION: 901 ARMADILLO RD

SUBMITTAL DATE: June 8, 2020  
FINAL REPORT DATE: June 19, 2020

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

**UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):**

All comments must be addressed by filing an updated submittal prior to the update deadline of **August 15, 2020** (ORDER NO. 20200529-012, issued May 29, 2020). Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):**

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
  - a. This report
  - b. The revised plat/plan in pdf format
  - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1: Elsa Garza  
PARD / Planning & Design: Thomas Rowlinson  
Drainage Engineering: Kyle Virr  
Water Quality: Kyle Virr

**Drainage Engineering Review - Kyle Virr - 512-974-2538**

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1: Per LDC 25-5-1, Please add the following note: "No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin."

U1: Comment not addressed. Note not found.

DE2: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

U1: Comment stands.

DE3: CLEARED

DE4: CLEARED

**PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372**

PR 1: The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. The application proposes 10 units, so the fee for 10 units must be paid pursuant to City Code §25-1-605 and §25-1-606 (high density rate for density greater than 12 units per acre). Park fee bills will be issued with the next update when the number of units has been confirmed.

**U1: The park fee bills have been issued in AMANDA. The person named as an "Applicant" may pay online at Austin Build + Connect. The fee can be made in one payment though there are two bills. Email the PARD reviewer at [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov) to request the bill numbers. When payment has been made, email the receipt to this reviewer to clear this comment.**

PR 2: To show compliance with City Code §25-1-601, add the following note to the plat: "A fee-in-lieu of parkland dedication and park development has been paid for 10 dwelling units."

**U1: Cleared.**

**Subdivision Review - Steve Hopkins - 512-974-3175**

Comments cleared.

**AW Utility Development Services - Bradley Barron - 512-972-0078**

AW1. Comments released.

**Water Quality Review - Kyle Virr - 512-974-2538**



Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1: CLEARED

WQ2: ECM 1.6.7(H)(2) Soil conditions - When siting a full or partial infiltration rain garden, appropriate soil conditions must be present. The depth to an impermeable layer must be at least 12 inches below the bottom of the rain garden. For full infiltration rain gardens, the underlying native soil must have a design infiltration rate that will draw down the full ponded depth in less than 48 hours. For example, for a 12-inch maximum ponding depth, the design infiltration rate must be at least 0.25 inches per hour. For a 6-inch maximum ponding depth, the design infiltration rate must be at least 0.13 inches per hour. For a 3-inch maximum ponding depth, the minimum design infiltration rate is 0.06 inches per hour. The design infiltration rate is based on applying at least a factor of safety of two (2) to the measured steady state saturated infiltration rate (i.e., the design infiltration rate is equal to one-half of the measured infiltration rate). A higher factor of safety may be used at the discretion of the design engineer to take into variability associated with assessment methods, soil texture, soil uniformity, influent sediment loads, and compaction during construction. For full infiltration systems, the infiltration rate of the soil subgrade below the growing medium of the rain garden must be determined using in-situ testing as described in Section 1.6.7.4. If a range of values is measured then the geometric mean should be used.

U1: Comment stands

WQ3: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

U1: Please provide an electronic copy of the model used to address this comment.

WQ4: For stacked detention, the velocity of the flows entering the SCM for the developed 100 year peak flow must not exceed two feet per second. ECM 1.6.2 B.2.

U1: Comment not addressed.

WQ5: CLEARED

WQ6: ECM 1.6.7(H)(2) Land Use - The use of rain gardens as a water quality control is limited to Commercial, Multi-Family, Civic Uses, Public Right of Way , and single family residential projects. The restrictions on use of rain gardens for single family residential are as follows:

1. Rain Garden must be located in a dedicated common area or within a drainage easement that is accessible by standard maintenance equipment from the right of way.
2. A minimum of four (4) single-family lots must be treated by the rain garden.
3. No rain gardens are to be located in backyards or fenced in yards.
4. The City of Austin will provide functional maintenance per City Code Section 25-8-231. Homeowners may add additional native landscaping and provide care that is more frequent.

U1: Comment not addressed.

End of report